

SFERRAZZA & KEENAN, PLLC
Attorneys for the Debtor
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Melville, NY 11747
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Sarah M. Keenan, Esq. sally@skpllc.com

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

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In re: Chapter 11

East Broadway Mall, Inc.,

Case No. 19-12280 (DSJ)

Debtor.

----- X

DECLARATION OF GRACE CHAN IN SUPPORT OF MOTION

Grace Chan, certifies under penalty of perjury as follows:

1. I am the President and sole shareholder of East Broadway Mall, Inc., the debtor and debtor-in-possession herein (the "Debtor") and am fully familiar with the facts set forth herein.
2. On July 12, 2019 (the "Filing Date"), the Debtor filed a voluntary petition for relief under chapter 11 of Title 11 of the United States Code, 11 U.S.C. §101 et seq. (the "Bankruptcy Code").
3. This Chapter 11 case was filed to enable the Debtor to continue its business and preserve its Lease with the City which the Debtor has had for over thirty-eight years.

Events During the Chapter 11 Case

4. Within the first five months of this Chapter 11 case, the Debtor extended its time to assume or reject its lease with the City and reached an interim agreement with the City with regard to

post-petition rent. The Debtor delivered the sum of \$254,096.90 to the City in December 2019 which sum brought the Debtor current with the post-petition rent payments owed to the City. The Debtor also paid the City the rent payments for January and February 2020 (\$139,416 to the City for base rent and PILOT).

5. When the COVID-19 pandemic closed the Mall in March 2020, the Debtor ceased making its monthly payments to the City. When the Mall was allowed to reopen on a limited basis in July 2020, its largest tenant, a restaurant on the second floor, was not able to reopen. The few shops that did reopen on the first floor and basement levels had barely any customers and any rent collected had to be used to pay expenses necessary to keep the mall open. There were no funds available to pay rent to the City or adequate protection to the Bank of Hope.

6. The City agreed to numerous extensions of time for the Debtor to assume or reject the lease during the pandemic, which extensions benefited the City as EBM continued to maintain the Mall.

7. On January 18, 2022, the Debtor was advised for the first time that the City and the Bank of Hope had been having discussions regarding a potential resolution of issues in the East Broadway Mall chapter 11 case, and that “the City believe[d] that the Debtor should be brought into the process at this point.” Despite being admonished by the Court in September 2021 to include the Debtor in settlement discussions, the City and BOH purposefully kept the Debtor in the dark until after its negotiations with a new proposed tenant had been fully negotiated. This proposed new tenant was and still is Bill Lam (the “Lam Proposal”).

8. Around the same time the Debtor learned about the existence of the Lam Proposal, the United States Trustee made a motion to convert the chapter 11 case to a chapter 7 case.

9. A hearing on the U.S. Trustee Motion was held on April 28, 2002, after which the Court entered an order fixing June 30, 2022 as a deadline for filing of a confirmable plan and disclosure statement. (the "April 28 Order") (ECF 105).

10. With the June 30th deadline to file a plan fast approaching, the Debtor worked on getting a proposal to the City and Bank of Hope so that it could be reviewed and hopefully form the basis for a plan of reorganization.

11. The Debtor submitted a proposal that mirrored the Lam Proposal, with increased cash payments. The City asked for proof of financing and the Debtor provided a letter of intent which the City and Bank of Hope said was insufficient. In order to get a firm commitment, the lender would have to commission an appraisal and do other due diligence and it became evident that the Debtor would not be able to have a plan filed by the June 30, 2022 deadline.

12. There was another status conference scheduled for June 13, 2022, and the Debtor asked the City and Bank of Hope for their consent to an extension of the June 30th deadline to file a plan. The Bank of Hope did not object, but the City would not consent. Finally, fifteen (15) minutes before the June 13th court conference, the City and Bank of Hope called Debtor's counsel and indicated that the City would consent to an extension but only if the Debtor agreed that if no deal was reached by July 30, 2022, the Debtor would irrevocably assign its interest in the lease to the Lam group, and also that *it would discontinue all state court proceedings it had commenced pre-petition against the City and that it would not seek any further or future relief against the City with respect to the Lease.* There was no negotiating, and the Debtor was forced to agree in order to get the time it needed to proceed forward with its proposal. After the court hearing on June 13, 2022, the court so-ordered the Stipulation and

Order (ECF 110)(the “Stipulation”).

13. To obtain the City’s acceptance of the Debtor’s proposal within the next thirty days was a tall order for the Debtor to meet, especially since the City had already signed off on the Lam Proposal. To say the Debtor had an uphill climb to convince the City to actually consider and approve the Debtor’s proposal during this tight 30-day time period is an understatement.

14. During July 2022, the Debtor worked tirelessly to submit a robust settlement proposal, with letters of intent from anchor tenants, proof of financing, an appraisal that showed how valuable the real estate was and letters from local politicians and community leaders in support of the Debtor’s proposal. The amount of money to be paid to both the City and Bank of Hope at closing was significantly greater than the Lam Proposal.

15. On July 21, 2022, there was a Zoom meeting with the City during which the Debtor answered questions the City had about the proposal. Ultimately, the City advised Debtor’s counsel that the City was no longer interested in considering the Debtor’s proposal and was going forward with the Lam Proposal. When asked repeatedly for a written explanation as to what aspects of the Debtor’s offer were not acceptable, no explanation was ever given.

16. Despite the Debtor’s continued efforts to provide a proposal which would give the City and Bank of Hope more money than they are receiving under the Lam Proposal, the City and BOH have moved forward with a plan that incorporates the Lam Proposal and gives the new tenant a modified lease which has terms that the Debtor has been requesting for years.

17. It has been a year since the Court entered the order approving the Stipulation which was supposed to expedite this case. Yet, there still not been any approval of the assignment of the Lease to Lam since the term sheet was only signed on April 11, 2023. The Debtor has continued throughout the year to garner support for its proposal with the hope, albeit a slim one, that someone at DCAS will actually review the Debtor's proposal with an open mind.

18. Not only has DCAS not negotiated with the Debtor in good faith, by letter dated May 16, 2023, a copy of which is attached as Exhibit A, DCAS, in violation of the automatic stay provisions of the Bankruptcy Code, made a demand on the Debtor for payment of \$19,003,349.46. I can only surmise that this contemptuous letter was served as part of a public relations campaign to justify the stealing of the Mall from the Debtor.

19. I responded to this inappropriate demand letter from DCAS by writing to Dawn Pinnock, the Commissioner of DCAS. A copy of this letter is attached as Exhibit B.

20. The City took away the Debtor's right to pursue its State Court Litigation which contests the City's claims yet the City is unilaterally making an ever-increasing demand for payment. DCAS has NEVER provided an accounting as to how they arrive at the ridiculous PILOT charges. I can only surmise that such an accounting would not benefit the City.

21. It should be mentioned that the Debtor as of the date of the filing of this chapter 11 case, had filed tax grievances for seven consecutive years which have never been adjudicated. It has always been the Debtor's position that the PILOT was miscalculated due to the Department of Finance's wrongful estimation of the Debtor's gross income. This error inflated the PILOT assessments which were a direct pass through to the sub tenants who were

forced to close shop and leave the Mall. These were small mom and pop stores. The PILOT assessed over the past 38 years has increased over 500%!

22. While the deadlines provided for in the Stipulation have come and gone, the coerced concession by the Debtor to discontinue the State Court Litigation remains. The unfairness of this cannot be denied. In order for the Debtor to obtain the City's consent to a 30-day extension back in June 2022, the City (and not Bank of Hope) insisted that in exchange for this "courtesy" the Debtor had to "irrevocably consent[] to the dismissal and/or discontinuance with prejudice of the State Court Litigation, as [August 1, 2022], and also agree[] that it [would] not seek any further or future relief against the City with respect to the Lease". I do not believe that this Court was aware of the State Court Litigation that was pending at the time this Chapter 11 case was filed.

23. It is apparent that the City never intended to settle its disputes with the Debtor and modify the Debtor's lease as evidenced by its own conduct and court filings. I would have never agreed to release the Debtor's claims against the City for a mere thirty-day extension of time to reach a consensual resolution of this case.

24. I was never personally consulted as to the terms of the Stipulation; I never saw the proposed Stipulation. The proposed Stipulation was sent to my son Terry who does not recall receiving the email from Debtor's counsel. Any stipulation containing such drastic and unwarranted relief should have been signed by both a representative of DCAS and the Debtor.

CONCLUSION

The Debtor will suffer irreparable harm if the Stipulation and Order is not vacated. The City will be able to use the Stipulation and Order as a tool to prevent any Court from reviewing the Debtor's claims against the City on the merits. The Debtor will be left with no recourse against the City for the loss of its business, its family investment, and the Debtor's legacy as the first woman minority businessowner from a Chinese immigrant family who risked it all for the benefit of the Chinatown community.

While I understand that there was no negotiating with the City and the Stipulation was needed to get additional time, I would never have signed the stipulation or agreed to give up the Debtor's claims against the City. I declare under penalty of perjury under the Laws of the United States of America that the foregoing is true and correct. Executed this 22nd day of June, 2023

/s/ Grace Chan
Grace Chan



Dawn M. Pinnock
Commissioner

Jesse Hamilton
Deputy Commissioner
Real Estate Services

May 16, 2023

EAST BROADWAY MALL, INC
88 EAST BROADWAY
NEW YORK, NY 10002

RE: Lease Account 6723
Block: 282, Lot: 44
Borough of MANHATTAN

Dear Tenant:

Our records indicate that a balance of \$19,003,349.46 is now past due on your account.

Please immediately remit payment in full to:

Real Estate Services
1 Centre Street, 20th Floor North
New York, NY 10007

Please be advised that if payment is not received, legal proceedings will be commenced for non-payment of rent. Late charges, if applicable, will appear on next month's bill.

Thank you for your immediate attention to this matter. If you have any questions concerning your account, please call this office at (212) 386-0336 or by email at afaele@dcas.nyc.gov.

Sincerely,

Arlette Faele
Director, Real Estate Budget and
Lease Enforcement

C: File

The David N. Dinkins Municipal Building
1 Centre Street, New York, NY 10007
212-386-0606
nyc.gov/dcasa

EXHIBIT B

East Broadway Mall, Inc.

88 East Broadway
New York, NY 10002
(917) 517-1517 TerryChan@aol.com

June 9, 2023

dpinnock@dcas.nyc.gov

NYC DCAS
Citywide Administrative Services
The David Dinkins Municipal Building
1 Centre Street
New York, NY 10007

Attn: Dawn M. Pinnock
Commissioner

RE: Lease Account 6723
Block: 282, Lot: 44
Borough: Manhattan
Request for a Meeting

Dear Commissioner Pinnock

I am writing in response to the May 16, 2023, statement of account from Arlette Faele demanding payment of \$19,003,349.46, the alleged amount past due on the East Broadway Mall, Inc. ("EBM") account. A copy of this letter is attached.

I forwarded the demand letter to EBM's bankruptcy counsel who advised that the demand letter in and of itself is violative of the automatic stay protection provided by the Chapter 11 bankruptcy filing. Putting that issue aside, it is requested that DCAS meet with the undersigned to go over the calculation of the DCAS claim.

The May 16th demand was not accompanied by any accounting on how DCAS arrived at this figure. It is contrary to a rent reconciliation prepared by DCAS and provided to EBM's counsel by the NYC Law Department in February 2023 which reduced DCAS's claim by \$4,260,754.45 for late fee credits granted due to the COVID-19 pandemic. A copy of this reconciliation is attached.

As can be seen in the attached reconciliation, despite the devastating impact the COVID-19 pandemic had on the Mall, there were no similar credits given for the rent and PILOT charges. DCAS continued to assess Rent and PILOT in the full amount knowing that there was no business being conducted at the Mall. As shown in the reconciliation, the amount billed since the shutdown in April 2020 during the pandemic totaled \$4,106,475 (\$1,928,448 for rent and \$2,178,027 for PILOT). The few tenants whose businesses are still operating at the Mall are all paying a small percentage of their historical rent, yet DCAS has made no concession at all for this loss of income at the Mall.

There has never been an accounting as to how DCAS has assessed the outstanding PILOT Charges which in the February 2023 reconciliation were listed as \$7,556,023.28. of which \$2,178,027.02 were assessed after the Covid shutdown. There are seven years of tax grievances filed with the NYC Department of Finance which have never been adjudicated. It has been EBM's position all along that the calculations are skewed since they are based on erroneous estimates of the net profitability of EBM going back years.

It is fundamentally unfair for the City to move forward in its decision to take the Mall away without a due process hearing as to the alleged claim DCAS is asserting against EBM. We request an Audit to be conducted on the charges DCAS is claiming. Specifically Pilot and its formula for its calculations. With verified Pilot charges we would like to make arrangements to repay what is reasonable owed.

In 1985, my husband and I entered into a joint project with the City to build the first Asian style retail shopping mall in Chinatown. We invested our life savings back into our community to develop the East Broadway Mall. For 35 years, the base rent, Pilot (Payment in Lieu of Taxes and percentage rent was always paid to the city. Until 2015, when the Pilot increased to \$1,027,090 million up from \$215,049 in 1995. At which point a large percentage of the tenants just could not afford the PILOT and left for other retail spaces within the neighborhood. With the exodus of a large percentage of the Mall's tenants, my husband and I had to use personal savings to cover the short fall which allowed us to at least pay the rent up until Covid shut down the building in February 2020. We alerted DCAS to this eminent problem in 2011 but were told "we will cross that bridge when we get there" and we crossed the bridge in 2015. We have been trying to work with DCAS since 2015 to work out a solution and have never once been told by DCAS what would be acceptable to the City. In addition, we have been contesting Pilot for the past 7 years since 2015 with the Department of Finance. To this day we have not been given a hearing on this matter yet.

I respectfully request that a meeting with DCAS be scheduled as soon as possible to go through this most recent bill. Time is of the essence as EBM is being penalized by what appears to be an erroneous accounting as to the amount of DCAS' claim.

Thank you and I look forward to hearing back from you as soon as possible to schedule this meeting.

Respectfully submitted,



Grace Chan

President

cc: Jesse Hamilton, Deputy Commissioner
cc: Arlette Faele, Director, Real Estate Budget
and Lease Enforcement



Dawn M. Pinnock
Commissioner

Jesse Hamilton
Deputy Commissioner
Real Estate Services

May 16, 2023

EAST BROADWAY MALL, INC
88 EAST BROADWAY
NEW YORK, NY 10002

RE: Lease Account 6723
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Borough of MANHATTAN

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Sincerely,

Arlette Faele
Director, Real Estate Budget and
Lease Enforcement

C: File

The David N. Dinkins Municipal Building
1 Centre Street, New York, NY 10007
212-386-0606
nyc.gov/dcasa



REAL ESTATE SERVICES / FINANCIAL SERVICES

Account Reconciliation

Block 282, Lot 44, MANHATTAN

Account Number 6723

EAST BROADWAY MALL

Row #	DATE	TRANSACTION NAME	MONTHLY RENT BILLED	PILOT BILLED	LATE CHARGES	PERCENTAGE RENT	WATER & SEWER	MONTHLY RENT PAYMENTS OR CREDITS	PERCENTAGE RENT		RUNNING BALANCE	STIPULATION INTEREST	STIPULATION PAYMENTS
									PILOT PAYMENTS OR CREDITS	PAYMENT AND CREDITS			
1	4/1/2014	0601 MONTHLY BASE RENT	\$51,840.00								\$51,840.00		
2	4/1/2014	0662 CHARGES IN LIEU OF TAXES		\$69,509.58							\$121,349.58		
3	4/15/2014	701 CPRR PAYMENT						(\$51,840.00)			\$69,509.58		
4	4/16/2014	701 CPRR PAYMENT									\$69,509.58		(\$15,436.74)
5	4/17/2014	701 CPRR PAYMENT							(\$69,509.58)		\$0.00		
6	4/17/2014	701 CPRR PAYMENT									\$0.00		(\$32,388.28)
7	4/18/2014	701 CPRR PAYMENT									\$0.00		(\$15,436.74)
8	4/25/2014	701 CPRR PAYMENT									\$0.00		(\$15,436.74)
9	5/1/2014	0601 MONTHLY BASE RENT	\$51,840.00								\$51,840.00		
10	5/1/2014	0662 CHARGES IN LIEU OF TAXES		\$69,509.58							\$121,349.58		
11	5/27/2014	701 CPRR PAYMENT						(\$51,840.00)			\$121,349.58		(\$32,388.28)
12	5/27/2014	701 CPRR PAYMENT							(\$69,509.58)		\$69,509.58		
13	5/27/2014	701 CPRR PAYMENT									\$0.00		
14	6/1/2014	0681 LATE CHARGES			\$1,820.24						\$1,820.24		
15	6/1/2014	0601 MONTHLY BASE RENT	\$51,840.00								\$53,660.24		
16	6/1/2014	0662 CHARGES IN LIEU OF TAXES		\$69,509.58							\$123,169.82		
17	6/18/2014	701 CPRR PAYMENT									\$123,169.82		(\$32,388.28)
18	6/18/2014	701 CPRR PAYMENT						(\$51,840.00)			\$71,329.82		
19	6/18/2014	701 CPRR PAYMENT							(\$69,509.58)		\$1,820.24		
20	7/1/2014	0601 MONTHLY BASE RENT	\$51,840.00								\$53,660.24		
21	7/1/2014	0662 CHARGES IN LIEU OF TAXES		\$69,509.58							\$123,169.82		
22	7/1/2014	0681 LATE CHARGES			\$1,820.24						\$124,990.06		
23	7/16/2014	701 CPRR PAYMENT									\$124,990.06		(\$32,388.28)
24	7/21/2014	701 CPRR PAYMENT						(\$51,840.00)			\$73,150.06		
25	7/25/2014	701 CPRR PAYMENT							(\$40,000.00)		\$33,150.06		
26	7/29/2014	901 PAYMENT							(\$9,956.00)		\$23,194.06		
27	8/1/2014	0601 MONTHLY BASE RENT	\$51,840.00								\$75,034.06		
28	8/1/2014	0662 CHARGES IN LIEU OF TAXES		\$69,509.58							\$144,543.64		
29	8/1/2014	0681 LATE CHARGES			\$1,820.37						\$146,364.01		
30	8/1/2014	0680 INTEREST CHARGE									\$146,364.01	\$8,748.28	
31	8/5/2014	701 CPRR PAYMENT							(\$29,509.58)		\$116,854.43		
32	8/6/2014	632 RENT PCTG/SURCHARGE						\$9,956.00			\$126,810.43		
33	8/20/2014	701 CPRR PAYMENT							(\$51,840.00)		\$126,810.43		(\$32,388.28)
34	8/27/2014	701 CPRR PAYMENT									\$74,970.43		
35	9/1/2014	0601 MONTHLY BASE RENT	\$51,840.00								\$126,810.43		
36	9/1/2014	0662 CHARGES IN LIEU OF TAXES		\$69,509.58							\$196,320.01		
37	9/1/2014	0681 LATE CHARGES			\$1,820.24						\$198,140.25		
38	9/1/2014	0681 LATE CHARGES			\$1,194.72						\$199,334.97		
39	9/18/2014	701 CPRR PAYMENT									\$199,334.97		(\$32,388.28)

Row #	DATE	TRANSACTION NAME	MONTHLY RENT BILLED	PILOT BILLED	LATE CHARGES	PERCENTAGE RENT	WATER & SEWER	MONTHLY RENT PAYMENTS OR CREDITS	PERCENTAGE RENT		RUNNING BALANCE	STIPULATION INTEREST	STIPULATION PAYMENTS
									PILOT PAYMENTS OR CREDITS	PAYMENT AND CREDITS			
40	9/24/2014	701 CPRR PAYMENT							(\$69,509.58)		\$129,825.39		
41	10/1/2014	0601 MONTHLY BASE RENT	\$51,840.00								\$181,665.39		
42	10/1/2014	0662 CHARGES IN LIEU OF TAXES		\$69,509.58							\$251,174.97		
43	10/1/2014	0681 LATE CHARGES			\$2,862.89						\$254,037.86		
44	10/2/2014	701 CPRR PAYMENT							(\$51,840.00)		\$202,197.86		
45	10/20/2014	701 CPRR PAYMENT									\$202,197.86		(\$32,388.28)
46	11/1/2014	0601 MONTHLY BASE RENT	\$51,840.00								\$254,037.86		
47	11/1/2014	0662 CHARGES IN LIEU OF TAXES		\$69,509.58							\$323,547.44		
48	11/1/2014	0681 LATE CHARGES			\$10,200.51						\$333,747.95		
49	11/1/2014	0669 OTHER CREDITS		(\$69,509.58)							\$264,238.37		
50	11/1/2014	0662 CHARGES IN LIEU OF TAXES		\$54,150.40							\$318,388.77		
51	11/1/2014	0662 CHARGES IN LIEU OF TAXES		\$83,047.18							\$401,435.95		
52	11/19/2014	701 CPRR PAYMENT									\$401,435.95		(\$32,388.28)
53	11/24/2014	682 REDUCTION LATE CHARGE			(\$10,200.51)						\$391,235.44		
54	11/24/2014	683 LATE CHARGES			\$2,862.89						\$394,098.33		
55	11/24/2014	683 LATE CHARGES			\$5,698.45						\$399,796.78		
56	12/1/2014	0601 MONTHLY BASE RENT	\$51,840.00								\$451,636.78		
57	12/1/2014	0662 CHARGES IN LIEU OF TAXES		\$83,047.18							\$534,683.96		
58	12/19/2014	901 PAYMENT							(\$51,840.00)		\$534,683.96		(\$32,388.28)
59	12/24/2014	901 PAYMENT							(\$51,840.00)		\$482,843.96		
60	12/24/2014	901 PAYMENT							(\$51,840.00)		\$431,003.96		
61	12/24/2014	901 PAYMENT							(\$51,840.00)		\$379,163.96		
62	1/1/2015	0601 MONTHLY BASE RENT	\$51,840.00								\$431,003.96		
63	1/1/2015	0681 LATE CHARGES			\$7,721.75						\$438,725.71		
64	1/1/2015	0662 CHARGES IN LIEU OF TAXES		\$83,047.18							\$521,772.89		
65	1/22/2015	701 CPRR PAYMENT									\$521,772.89		(\$32,388.28)
66	1/28/2015	701 CPRR PAYMENT							(\$51,840.00)		\$469,932.89		
67	2/1/2015	0601 MONTHLY BASE RENT	\$51,840.00								\$521,772.89		
68	2/1/2015	0681 LATE CHARGES			\$7,412.27						\$529,185.16		
69	2/1/2015	0662 CHARGES IN LIEU OF TAXES		\$83,047.18							\$612,232.34		
70	2/20/2015	701 CPRR PAYMENT									\$612,232.34		(\$27,409.32)
71	3/1/2015	0601 MONTHLY BASE RENT	\$51,840.00								\$664,072.34		
72	3/1/2015	0662 CHARGES IN LIEU OF TAXES		\$83,047.18							\$747,119.52		
73	3/5/2015	701 CPRR PAYMENT							(\$51,840.00)		\$695,279.52		
74	3/5/2015	790 CPRR DECREASE CASH							\$51,840.00		\$747,119.52		
75	3/6/2015	701 CPRR PAYMENT							(\$51,840.00)		\$695,279.52		
76	3/18/2015	701 CPRR PAYMENT									\$695,279.52		(\$27,409.32)
77	3/24/2015	701 CPRR PAYMENT									\$695,279.52		(\$4,978.96)
78	3/27/2015	701 CPRR PAYMENT							(\$51,840.00)		\$643,439.52		
79	4/1/2015	0601 MONTHLY BASE RENT	\$51,840.00								\$695,279.52		
80	4/1/2015	0662 CHARGES IN LIEU OF TAXES		\$83,047.18							\$778,326.70		
81	4/1/2015	0681 LATE CHARGES			\$8,789.20						\$787,115.90		
82	4/1/2015	0681 LATE CHARGES			\$9,903.68						\$797,019.58		
83	4/20/2015	701 CPRR PAYMENT									\$797,019.58		(\$27,409.32)
84	5/1/2015	0601 MONTHLY BASE RENT	\$51,840.00								\$848,859.58		
85	5/1/2015	0662 CHARGES IN LIEU OF TAXES		\$83,047.18							\$931,906.76		
86	5/4/2015	701 CPRR PAYMENT							(\$51,840.00)		\$880,066.76		

Row #	DATE	TRANSACTION NAME	MONTHLY RENT BILLED	PILOT BILLED	LATE CHARGES	PERCENTAGE RENT	WATER & SEWER	MONTHLY RENT PAYMENTS OR CREDITS			PERCENTAGE RENT	
								PILOT PAYMENTS OR CREDITS	PAYMENT AND CREDITS	RUNNING BALANCE	STIPULATION INTEREST	STIPULATION PAYMENTS
87	5/19/2015	701 CPRR PAYMENT								\$880,066.76		(\$27,409.32)
88	6/1/2015	0601 MONTHLY BASE RENT	\$51,840.00							\$931,906.76		
89	6/1/2015	0662 CHARGES IN LIEU OF TAXES		\$83,047.18						\$1,014,953.94		
90	6/3/2015	701 CPRR PAYMENT						(\$51,840.00)		\$963,113.94		
91	6/15/2015	683 LATE CHARGES			\$11,149.39					\$974,263.33		
92	6/15/2015	683 LATE CHARGES			\$12,395.10					\$986,658.43		
93	6/18/2015	701 CPRR PAYMENT								\$986,658.43		(\$27,409.32)
94	7/1/2015	0601 MONTHLY BASE RENT	\$51,840.00							\$1,038,498.43		
95	7/1/2015	0662 CHARGES IN LIEU OF TAXES		\$83,047.18						\$1,121,545.61		
96	7/6/2015	901 PAYMENT						(\$51,840.00)		\$1,069,705.61		
97	7/17/2015	901 PAYMENT								\$1,069,705.61		(\$27,409.32)
98	8/1/2015	0601 MONTHLY BASE RENT	\$51,840.00							\$1,121,545.61		
99	8/1/2015	0662 CHARGES IN LIEU OF TAXES		\$83,047.18						\$1,204,592.79		
100	8/14/2015	901 PAYMENT						(\$51,840.00)		\$1,152,752.79		
101	8/19/2015	701 CPRR PAYMENT								\$1,152,752.79		(\$27,409.32)
102	9/1/2015	0601 MONTHLY BASE RENT	\$51,840.00							\$1,204,592.79		
103	9/1/2015	0662 CHARGES IN LIEU OF TAXES		\$83,047.18						\$1,287,639.97		
104	9/1/2015	901 PAYMENT						(\$51,840.00)		\$1,235,799.97		
105	9/1/2015	901 PAYMENT								\$1,235,799.97		(\$27,409.32)
106	9/18/2015	683 LATE CHARGES			\$42,472.75					\$1,278,272.72		
107	9/29/2015	701 CPRR PAYMENT						(\$51,840.00)		\$1,226,432.72		
108	10/1/2015	0601 MONTHLY BASE RENT	\$62,208.00							\$1,288,640.72		
109	10/1/2015	0681 LATE CHARGES			\$19,360.02					\$1,308,000.74		
110	10/1/2015	0662 CHARGES IN LIEU OF TAXES		\$83,047.18						\$1,391,047.92		
111	10/19/2015	701 CPRR PAYMENT								\$1,391,047.92		(\$27,409.32)
112	10/30/2015	701 CPRR PAYMENT						(\$51,840.00)		\$1,339,207.92		
113	11/1/2015	0601 MONTHLY BASE RENT	\$62,208.00							\$1,401,415.92		
114	11/1/2015	0681 LATE CHARGES			\$21,073.99					\$1,422,489.91		
115	11/1/2015	0662 CHARGES IN LIEU OF TAXES		\$85,590.86						\$1,508,080.77		
116	11/1/2015	0662 CHARGES IN LIEU OF TAXES		\$10,174.72						\$1,518,255.49		
117	11/18/2015	701 CPRR PAYMENT								\$1,518,255.49		(\$27,409.32)
118	12/1/2015	0601 MONTHLY BASE RENT	\$62,208.00							\$1,580,463.49		
119	12/1/2015	0681 LATE CHARGES			\$22,981.50					\$1,603,444.99		
120	12/1/2015	0662 CHARGES IN LIEU OF TAXES		\$85,590.86						\$1,689,035.85		
121	12/4/2015	701 CPRR PAYMENT						(\$51,840.00)		\$1,637,195.85		
122	12/18/2015	701 CPRR PAYMENT								\$1,637,195.85		(\$27,409.32)
123	1/1/2016	0601 MONTHLY BASE RENT	\$62,208.00							\$1,699,403.85		
124	1/1/2016	0681 LATE CHARGES			\$24,765.60					\$1,724,169.45		
125	1/1/2016	0662 CHARGES IN LIEU OF TAXES		\$85,590.86						\$1,809,760.31		
126	1/6/2016	701 CPRR PAYMENT						(\$51,840.00)		\$1,757,920.31		
127	1/27/2016	701 CPRR PAYMENT						(\$51,840.00)		\$1,706,080.31		
128	2/1/2016	0601 MONTHLY BASE RENT	\$62,208.00							\$1,768,288.31		
129	2/1/2016	0681 LATE CHARGES			\$26,576.47					\$1,794,864.78		
130	2/1/2016	0662 CHARGES IN LIEU OF TAXES		\$85,590.86						\$1,880,455.64		
131	3/1/2016	0601 MONTHLY BASE RENT	\$62,208.00							\$1,942,663.64		
132	3/1/2016	0681 LATE CHARGES			\$26,292.48					\$1,968,956.12		
133	3/1/2016	0662 CHARGES IN LIEU OF TAXES		\$85,590.86						\$2,054,546.98		

Row #	DATE	TRANSACTION NAME	MONTHLY RENT BILLED	PILOT BILLED	LATE CHARGES	PERCENTAGE RENT	WATER & SEWER	MONTHLY RENT PAYMENTS OR CREDITS			PERCENTAGE RENT		RUNNING BALANCE	STIPULATION INTEREST	STIPULATION PAYMENTS
								PILOT PAYMENTS OR CREDITS	PILOT PAYMENTS PAYMENT AND CREDITS	RUNNING BALANCE					
134	3/2/2016	701 CPRR PAYMENT						(\$51,840.00)					\$2,002,706.98		
135	4/1/2016	0601 MONTHLY BASE RENT	\$62,208.00										\$2,064,914.98		
136	4/1/2016	0681 LATE CHARGES			\$30,280.10								\$2,095,195.08		
137	4/1/2016	0662 CHARGES IN LIEU OF TAXES		\$85,590.86									\$2,180,785.94		
138	4/6/2016	701 CPRR PAYMENT						(\$51,840.00)					\$2,128,945.94		
139	5/1/2016	0601 MONTHLY BASE RENT	\$62,208.00										\$2,191,153.94		
140	5/1/2016	0681 LATE CHARGES			\$32,173.68								\$2,223,327.62		
141	5/1/2016	0662 CHARGES IN LIEU OF TAXES		\$85,590.86									\$2,308,918.48		
142	5/3/2016	701 CPRR PAYMENT						(\$51,840.00)					\$2,257,078.48		
143	6/1/2016	0601 MONTHLY BASE RENT	\$62,208.00										\$2,319,286.48		
144	6/1/2016	0681 LATE CHARGES			\$34,095.67								\$2,353,382.15		
145	6/1/2016	0662 CHARGES IN LIEU OF TAXES		\$85,590.86									\$2,438,973.01		
146	6/8/2016	701 CPRR PAYMENT						(\$51,840.00)					\$2,387,133.01		
147	6/30/2016	701 CPRR PAYMENT						(\$51,840.00)					\$2,335,293.01		
148	7/1/2016	0601 MONTHLY BASE RENT	\$62,208.00										\$2,397,501.01		
149	7/1/2016	0681 LATE CHARGES			\$36,046.49								\$2,433,547.50		
150	7/1/2016	0662 CHARGES IN LIEU OF TAXES		\$85,590.86									\$2,519,138.36		
151	8/1/2016	0601 MONTHLY BASE RENT	\$62,208.00										\$2,581,346.36		
152	8/1/2016	0681 LATE CHARGES			\$38,026.57								\$2,619,372.93		
153	8/1/2016	0662 CHARGES IN LIEU OF TAXES		\$85,590.86									\$2,704,963.79		
154	8/1/2016	701 CPRR PAYMENT						(\$51,840.00)					\$2,653,123.79		
155	9/1/2016	0601 MONTHLY BASE RENT	\$62,208.00										\$2,715,331.79		
156	9/1/2016	0681 LATE CHARGES			\$40,036.35								\$2,755,368.14		
157	9/1/2016	0662 CHARGES IN LIEU OF TAXES		\$85,590.86									\$2,840,959.00		
158	9/7/2016	701 CPRR PAYMENT						(\$51,840.00)					\$2,789,119.00		
159	10/1/2016	0601 MONTHLY BASE RENT	\$62,208.00										\$2,851,327.00		
160	10/1/2016	0681 LATE CHARGES			\$41,968.01								\$2,893,295.01		
161	10/1/2016	0662 CHARGES IN LIEU OF TAXES		\$82,799.71									\$2,976,094.72		
162	10/1/2016	0669 OTHER CREDITS		(\$8,373.45)									\$2,967,721.27		
163	10/3/2016	701 CPRR PAYMENT						(\$51,840.00)					\$2,915,881.27		
164	11/1/2016	0601 MONTHLY BASE RENT	\$62,208.00										\$2,978,089.27		
165	11/1/2016	0681 LATE CHARGES			\$43,869.29								\$3,021,958.56		
166	11/1/2016	0662 CHARGES IN LIEU OF TAXES		\$82,799.71									\$3,104,758.27		
167	11/9/2016	701 CPRR PAYMENT						(\$51,840.00)					\$3,052,918.27		
168	12/1/2016	0601 MONTHLY BASE RENT	\$62,208.00										\$3,115,126.27		
169	12/1/2016	0681 LATE CHARGES			\$46,702.45								\$3,161,828.72		
170	12/1/2016	0662 CHARGES IN LIEU OF TAXES		\$82,799.71									\$3,244,628.43		
171	12/13/2016	701 CPRR PAYMENT						(\$51,840.00)					\$3,192,788.43		
172	1/1/2017	0601 MONTHLY BASE RENT	\$62,208.00										\$3,254,996.43		
173	1/1/2017	0681 LATE CHARGES			\$48,800.50								\$3,303,796.93		
174	1/1/2017	0662 CHARGES IN LIEU OF TAXES		\$82,799.71									\$3,386,596.64		
175	1/20/2017	701 CPRR PAYMENT						(\$51,840.00)					\$3,334,756.64		
176	2/1/2017	0601 MONTHLY BASE RENT	\$62,208.00										\$3,396,964.64		
177	2/1/2017	0681 LATE CHARGES			\$50,930.17								\$3,447,894.81		
178	2/1/2017	0662 CHARGES IN LIEU OF TAXES		\$82,799.71									\$3,530,694.52		
179	2/28/2017	701 CPRR PAYMENT						(\$62,208.00)					\$3,468,486.52		
180	3/1/2017	0601 MONTHLY BASE RENT	\$62,208.00										\$3,530,694.52		

Row #	DATE	TRANSACTION NAME	MONTHLY RENT BILLED	PILOT BILLED	LATE CHARGES	PERCENTAGE RENT	WATER & SEWER	MONTHLY RENT PAYMENTS OR CREDITS			PERCENTAGE RENT		RUNNING BALANCE	STIPULATION INTEREST	STIPULATION PAYMENTS
								PILOT PAYMENTS OR CREDITS	PAYMENT AND CREDITS	PILOT PAYMENTS OR CREDITS					
181	3/1/2017	0681 LATE CHARGES			\$53,091.64									\$3,583,786.16	
182	3/1/2017	0662 CHARGES IN LIEU OF TAXES			\$82,799.71									\$3,666,585.87	
183	4/1/2017	0601 MONTHLY BASE RENT	\$62,208.00			\$55,130.01								\$3,728,793.87	
184	4/1/2017	0681 LATE CHARGES			\$82,799.71									\$3,783,923.88	
185	4/1/2017	0662 CHARGES IN LIEU OF TAXES												\$3,866,723.59	
186	4/7/2017	701 CPRR PAYMENT												\$3,804,515.59	
187	5/1/2017	0601 MONTHLY BASE RENT	\$62,208.00			\$57,198.96								\$3,866,723.59	
188	5/1/2017	0681 LATE CHARGES			\$82,799.71									\$3,923,922.55	
189	5/1/2017	0662 CHARGES IN LIEU OF TAXES												\$4,006,722.26	
190	5/5/2017	701 CPRR PAYMENT												\$3,944,514.26	
191	6/1/2017	0601 MONTHLY BASE RENT	\$62,208.00			\$59,298.94								\$4,006,722.26	
192	6/1/2017	0681 LATE CHARGES			\$82,799.71									\$4,066,021.20	
193	6/1/2017	0662 CHARGES IN LIEU OF TAXES												\$4,148,820.91	
194	6/6/2017	701 CPRR PAYMENT												\$4,086,612.91	
195	7/1/2017	0601 MONTHLY BASE RENT	\$62,208.00			\$61,430.42								\$4,148,820.91	
196	7/1/2017	0681 LATE CHARGES			\$82,799.71									\$4,210,251.33	
197	7/1/2017	0662 CHARGES IN LIEU OF TAXES												\$4,293,051.04	
198	7/6/2017	701 CPRR PAYMENT												\$4,230,843.04	
199	8/1/2017	0601 MONTHLY BASE RENT	\$62,208.00			\$63,593.87								\$4,293,051.04	
200	8/1/2017	0681 LATE CHARGES			\$82,799.71									\$4,356,644.91	
201	8/1/2017	0662 CHARGES IN LIEU OF TAXES												\$4,439,444.62	
202	8/2/2017	701 CPRR PAYMENT												\$4,377,236.62	
203	9/1/2017	0601 MONTHLY RENT	\$62,208.00			\$65,789.77								\$4,439,444.62	
204	9/1/2017	0681 LATE CHARGES			\$82,799.71									\$4,505,234.39	
205	9/1/2017	0662 CHARGES IN LIEU OF TAXES												\$4,588,034.10	
206	9/11/2017	701 CPRR PAYMENT												\$4,525,826.10	
207	10/1/2017	0601 MONTHLY RENT	\$62,208.00			\$68,018.62								\$4,588,034.10	
208	10/1/2017	0681 LATE CHARGES			\$82,799.71									\$4,656,052.72	
209	10/1/2017	0662 CHARGES IN LIEU OF TAXES												\$4,738,852.43	
210	10/12/2017	701 CPRR PAYMENT												\$4,676,644.43	
211	11/1/2017	0601 MONTHLY RENT	\$62,208.00			\$71,214.01								\$4,738,852.43	
212	11/1/2017	0681 LATE CHARGES			\$82,799.71									\$4,810,066.44	
213	11/1/2017	0662 CHARGES IN LIEU OF TAXES												\$4,892,866.15	
214	11/16/2017	701 CPRR PAYMENT												\$4,830,658.15	
215	12/1/2017	0601 MONTHLY RENT	\$62,208.00			\$73,524.22								\$4,892,866.15	
216	12/1/2017	0681 LATE CHARGES			\$82,799.71									\$4,966,390.37	
217	12/1/2017	0662 CHARGES IN LIEU OF TAXES												\$5,049,190.08	
218	12/26/2017	701 CPRR PAYMENT												\$4,986,982.08	
219	1/1/2018	0601 MONTHLY RENT	\$62,208.00			\$75,869.08								\$5,049,190.08	
220	1/1/2018	0681 LATE CHARGES			\$85,716.26									\$5,125,059.16	
221	1/1/2018	0662 CHARGES IN LIEU OF TAXES												\$5,210,775.42	
222	1/1/2018	0668 OTHER CHARGES			\$17,499.30									\$5,228,274.72	
223	2/1/2018	0601 MONTHLY RENT	\$62,208.00			\$78,511.60								\$5,290,482.72	
224	2/1/2018	0681 LATE CHARGES			\$85,716.26									\$5,368,994.32	
225	2/1/2018	0662 CHARGES IN LIEU OF TAXES												\$5,454,710.58	
226	2/6/2018	701 CPRR PAYMENT												\$5,392,502.58	
227	3/1/2018	0601 MONTHLY RENT	\$62,208.00											\$5,454,710.58	

Row #	DATE	TRANSACTION NAME	MONTHLY RENT BILLED	PILOT BILLED	LATE CHARGES	PERCENTAGE RENT	WATER & SEWER	MONTHLY RENT PAYMENTS OR CREDITS			PERCENTAGE RENT PAYMENT AND CREDITS		RUNNING BALANCE	STIPULATION INTEREST	STIPULATION PAYMENTS
								PILOT PAYMENTS OR CREDITS	PILOT PAYMENTS OR CREDITS	PAYMENT AND CREDITS					
228	3/1/2018	0681 LATE CHARGES			\$61,755.85									\$5,516,466.43	
229	3/1/2018	0662 CHARGES IN LIEU OF TAXES		\$85,716.26										\$5,602,182.69	
230	3/5/2018	683 LATE CHARGES			\$43.74									\$5,602,226.43	
231	3/5/2018	683 LATE CHARGES			\$81,019.42									\$5,683,245.85	
232	3/12/2018	682 REDUCTION LATE CHARGE			(\$61,755.85)									\$5,621,490.00	
233	4/1/2018	0601 MONTHLY RENT	\$62,208.00											\$5,683,698.00	
234	4/1/2018	0681 LATE CHARGES			\$84,453.57									\$5,768,151.57	
235	4/1/2018	0662 CHARGES IN LIEU OF TAXES		\$85,716.26										\$5,853,867.83	
236	4/4/2018	701 CPRR PAYMENT						(\$62,208.00)						\$5,791,659.83	
237	5/1/2018	0601 MONTHLY RENT	\$62,208.00											\$5,853,867.83	
238	5/1/2018	0681 LATE CHARGES			\$87,006.12									\$5,940,873.95	
239	5/1/2018	0662 CHARGES IN LIEU OF TAXES		\$85,716.26										\$6,026,590.21	
240	5/3/2018	901 PAYMENT						(\$62,208.00)						\$5,964,382.21	
241	6/1/2018	0681 LATE CHARGES			\$89,465.73									\$6,053,847.94	
242	6/1/2018	0601 MONTHLY RENT	\$62,208.00											\$6,116,055.94	
243	6/1/2018	0662 CHARGES IN LIEU OF TAXES		\$85,716.26										\$6,201,772.20	
244	6/7/2018	901 PAYMENT						(\$62,208.00)						\$6,139,564.20	
245	7/1/2018	0681 LATE CHARGES			\$92,093.46									\$6,231,657.66	
246	7/1/2018	0601 MONTHLY RENT	\$62,208.00											\$6,293,865.66	
247	7/1/2018	0662 CHARGES IN LIEU OF TAXES		\$85,716.26										\$6,379,581.92	
248	7/9/2018	901 PAYMENT						(\$62,208.00)						\$6,317,373.92	
249	8/1/2018	0681 LATE CHARGES			\$94,760.61									\$6,412,134.53	
250	8/1/2018	0601 MONTHLY RENT	\$62,208.00											\$6,474,342.53	
251	8/1/2018	0662 CHARGES IN LIEU OF TAXES		\$85,716.26										\$6,560,058.79	
252	8/8/2018	901 PAYMENT						(\$62,208.00)						\$6,497,850.79	
253	9/1/2018	0681 LATE CHARGES			\$95,248.90									\$6,593,099.69	
254	9/1/2018	0601 MONTHLY RENT	\$62,208.00											\$6,655,307.69	
255	9/1/2018	0662 CHARGES IN LIEU OF TAXES		\$85,716.26										\$6,741,023.95	
256	9/10/2018	901 PAYMENT						(\$62,208.00)						\$6,678,815.95	
257	9/30/2018	901 PAYMENT						(\$500,000.00)						\$6,178,815.95	
258	10/1/2018	0601 MONTHLY RENT	\$62,208.00											\$6,241,023.95	
259	10/1/2018	0681 LATE CHARGES			\$100,182.24									\$6,341,206.19	
260	10/1/2018	0662 CHARGES IN LIEU OF TAXES		\$85,716.26										\$6,426,922.45	
261	11/1/2018	0601 MONTHLY RENT	\$62,208.00											\$6,489,130.45	
262	11/1/2018	0681 LATE CHARGES			\$103,903.84									\$6,593,034.29	
263	11/1/2018	0662 CHARGES IN LIEU OF TAXES		\$85,716.26										\$6,678,750.55	
264	12/1/2018	0601 MONTHLY RENT	\$62,208.00					\$107,681.26						\$6,740,958.55	
265	12/1/2018	0681 LATE CHARGES												\$6,848,639.81	
266	12/1/2018	0662 CHARGES IN LIEU OF TAXES		\$85,716.26										\$6,934,356.07	
267	1/1/2019	0601 MONTHLY RENT	\$62,208.00											\$6,996,564.07	
268	1/1/2019	0681 LATE CHARGES			\$111,515.34									\$7,108,079.41	
269	1/1/2019	0662 CHARGES IN LIEU OF TAXES		\$80,127.81										\$7,188,207.22	
270	1/1/2019	Other Credit							(\$33,530.70)					\$7,154,676.52	
271	2/1/2019	0601 MONTHLY RENT	\$62,208.00											\$7,216,884.52	
272	2/1/2019	0662 CHARGES IN LIEU OF TAXES		\$80,127.81										\$7,297,012.33	
273	2/1/2019	0681 LATE CHARGES			\$112,685.12									\$7,409,697.45	
274	3/1/2019	0601 MONTHLY RENT	\$62,208.00											\$7,471,905.45	

Row #	DATE	TRANSACTION NAME	MONTHLY RENT BILLED	PILOT BILLED	LATE CHARGES	PERCENTAGE RENT	WATER & SEWER	MONTHLY RENT PAYMENTS OR CREDITS			PERCENTAGE RENT		
								PILOT PAYMENTS OR CREDITS	PAYMENT AND CREDITS	RUNNING BALANCE	STIPULATION INTEREST	STIPULATION PAYMENTS	
275	3/1/2019	0662 CHARGES IN LIEU OF TAXES		\$80,127.81							\$7,552,033.26		
276	3/1/2019	0681 LATE CHARGES			\$117,458.15						\$7,669,491.41		
277	4/1/2019	0601 MONTHLY RENT	\$62,208.00								\$7,731,699.41		
278	4/1/2019	0662 CHARGES IN LIEU OF TAXES		\$80,127.81							\$7,811,827.22		
279	4/1/2019	0681 LATE CHARGES			\$115,042.37						\$7,926,869.59		
280	5/1/2019	0601 MONTHLY RENT	\$62,208.00								\$7,989,077.59		
281	5/1/2019	0662 CHARGES IN LIEU OF TAXES		\$80,127.81							\$8,069,205.40		
282	5/1/2019	0681 LATE CHARGES			\$118,903.04						\$8,188,108.44		
283	6/1/2019	0601 MONTHLY RENT	\$62,208.00								\$8,250,316.44		
284	6/1/2019	0662 CHARGES IN LIEU OF TAXES		\$80,127.81							\$8,330,444.25		
285	6/1/2019	0681 LATE CHARGES			\$122,821.63						\$8,453,265.88		
286	7/1/2019	0601 MONTHLY RENT	\$62,208.00								\$8,515,473.88		
287	7/1/2019	0662 CHARGES IN LIEU OF TAXES		\$80,127.81							\$8,595,601.69		
288	7/1/2019	681 LATE CHARGES			\$126,798.99						\$8,722,400.68		
289	8/1/2019	0601 MONTHLY RENT	\$62,208.00								\$8,784,608.68		
290	8/1/2019	0662 CHARGES IN LIEU OF TAXES		\$80,127.81							\$8,864,736.49		
291	8/1/2019	681 LATE CHARGES			\$130,836.01						\$8,995,572.50		
292	9/1/2019	0601 MONTHLY RENT	\$62,208.00								\$9,057,780.50		
293	9/1/2019	0662 CHARGES IN LIEU OF TAXES		\$80,127.81							\$9,137,908.31		
294	9/1/2019	681 LATE CHARGES			\$133,731.67						\$9,271,639.98		
295	10/1/2019	0601 MONTHLY RENT	\$62,208.00								\$9,333,847.98		
296	10/1/2019	0662 CHARGES IN LIEU OF TAXES		\$80,127.81							\$9,413,975.79		
297	10/1/2019	681 LATE CHARGES			\$139,074.60						\$9,553,050.39		
298	11/1/2019	0601 MONTHLY RENT	\$62,208.00								\$9,615,258.39		
299	11/1/2019	0662 CHARGES IN LIEU OF TAXES		\$80,127.81							\$9,695,386.20		
300	11/1/2019	681 LATE CHARGES			\$141,160.72						\$9,836,546.92		
301	12/1/2019	0601 MONTHLY RENT	\$62,208.00								\$9,898,754.92		
302	12/1/2019	0662 CHARGES IN LIEU OF TAXES		\$80,127.81							\$9,978,882.73		
303	12/1/2019	681 LATE CHARGES			\$147,548.20						\$10,126,430.93		
304	12/6/2019	901 PAYMENT										\$10,056,722.93	
305	12/20/2019	901 PAYMENT										\$9,802,626.03	
306	1/1/2020	681 LATE CHARGES										\$9,953,476.87	
307	1/1/2020	0601 MONTHLY RENT	\$62,208.00									\$10,015,684.87	
308	1/1/2020	0662 CHARGES IN LIEU OF TAXES		\$81,219.46								\$10,096,904.33	
309	1/1/2020	668 OTHER CHARGES			\$6,549.90							\$10,103,454.23	
310	1/6/2020	901 PAYMENT										\$10,033,746.23	
311	2/1/2020	0601 MONTHLY RENT	\$62,208.00									\$10,095,954.23	
312	2/1/2020	681 LATE CHARGES										\$10,250,271.88	
313	2/1/2020	0662 CHARGES IN LIEU OF TAXES		\$81,219.46								\$10,331,491.34	
314	2/4/2020	901 PAYMENT										\$10,261,783.34	
315	2/27/2020	901 PAYMENT										\$10,192,075.34	
316	3/1/2020	0601 MONTHLY RENT	\$62,208.00									\$10,254,283.34	
317	3/1/2020	681 LATE CHARGES										\$10,412,021.54	
318	3/1/2020	0662 CHARGES IN LIEU OF TAXES		\$81,219.46								\$10,493,241.00	
319	4/1/2020	0601 MONTHLY RENT	\$62,208.00									\$10,555,449.00	
320	4/1/2020	681 LATE CHARGES										\$10,716,659.07	
321	4/1/2020	0662 CHARGES IN LIEU OF TAXES		\$81,219.46								\$10,797,878.53	
322	5/1/2020	0601 MONTHLY RENT	\$62,208.00									\$10,860,086.53	

Row #	DATE	TRANSACTION NAME	MONTHLY RENT BILLED	PILOT BILLED	LATE CHARGES	PERCENTAGE RENT	WATER & SEWER	MONTHLY RENT PAYMENTS OR CREDITS			PERCENTAGE RENT		RUNNING BALANCE	STIPULATION INTEREST	STIPULATION PAYMENTS
								PILOT PAYMENTS OR CREDITS	PAYMENT AND CREDITS	PILOT PAYMENTS OR CREDITS					
323	5/1/2020	681 LATE CHARGES			\$165,779.63									\$11,025,866.16	
324	5/1/2020	0684 Late Fee Credits (late Charges April)			(\$165,779.63)									\$10,860,086.53	
325	5/1/2020	0662 CHARGES IN LIEU OF TAXES			\$81,219.46									\$10,941,305.99	
326	6/1/2020	0601 MONTHLY RENT			\$62,208.00									\$11,003,513.99	
327	6/1/2020	681 LATE CHARGES			\$95,210.15									\$11,098,724.14	
328	6/1/2020	0684 Late Fee Credits (late Charges May)			(\$95,210.15)									\$11,003,513.99	
329	6/1/2020	0662 CHARGES IN LIEU OF TAXES			\$81,219.46									\$11,084,733.45	
330	6/1/2020	681 LATE CHARGES			(\$71,162.25)									\$11,013,571.20	
331	6/19/2020	0684 Late Fee Credits (late Charges 01/2020)			(\$3,811.46)									\$11,009,759.74	
332	6/19/2020	0684 Late Fee Credits (late Charges 02/2020)			(\$3,868.62)									\$11,005,891.12	
333	6/19/2020	0684 Late Fee Credits (late Charges 03/2020)			(\$3,926.66)									\$11,001,964.46	
334	6/19/2020	0684 Late Fee Credits (late charges for 5/20 to off set th			\$71,162.25									\$11,073,126.71	
335	7/1/2020	0601 MONTHLY RENT			\$62,208.00									\$11,135,334.71	
336	7/1/2020	0662 CHARGES IN LIEU OF TAXES			\$81,219.46									\$11,216,554.17	
337	7/1/2020	681 LATE CHARGES			\$166,096.90									\$11,382,651.07	
338	7/1/2020	0684 Late Fee Credits (late Charges June)			(\$166,096.90)									\$11,216,554.17	
339	8/1/2020	0601 MONTHLY RENT			\$62,208.00									\$11,278,762.17	
340	8/1/2020	0662 CHARGES IN LIEU OF TAXES			\$81,219.46									\$11,359,981.63	
341	8/1/2020	681 LATE CHARGES			\$168,248.31									\$11,528,229.94	
342	8/1/2020	0684 Late Fee Credits (late Charges July)			(\$168,248.31)									\$11,359,981.63	
343	9/1/2020	0601 MONTHLY RENT			\$62,208.00									\$11,422,189.63	
344	9/1/2020	0662 CHARGES IN LIEU OF TAXES			\$81,219.46									\$11,503,409.09	
345	9/1/2020	681 LATE CHARGES			\$170,399.72									\$11,673,808.81	
346	9/1/2020	0684 Late Fee Credits (late Charges August)			(\$170,399.72)									\$11,503,409.09	
347	10/1/2020	0601 MONTHLY RENT			\$62,208.00									\$11,565,617.09	
348	10/1/2020	0662 CHARGES IN LIEU OF TAXES			\$81,219.46									\$11,646,836.55	
349	10/1/2020	681 LATE CHARGES			\$172,551.14									\$11,819,387.69	
350	10/1/2020	0684 Late Fee Credits (late Charges September)			(\$172,551.14)									\$11,646,836.55	
351	11/1/2020	0601 MONTHLY RENT			\$62,208.00									\$11,709,044.55	
352	11/1/2020	0662 CHARGES IN LIEU OF TAXES			\$81,219.46									\$11,790,264.01	
353	11/1/2020	681 LATE CHARGES			\$174,702.55									\$11,964,966.56	
354	11/1/2020	0684 Late Fee Credits (late Charges October)			(\$174,702.55)									\$11,790,264.01	
355	12/1/2020	0601 MONTHLY RENT			\$62,208.00									\$11,852,472.01	
356	12/1/2020	0662 CHARGES IN LIEU OF TAXES			\$81,219.46									\$11,933,691.47	
357	12/1/2020	681 LATE CHARGES			\$176,853.96									\$12,110,545.43	
358	12/1/2020	0684 Late Fee Credits (late Charges November)			(\$176,853.96)									\$11,933,691.47	
359	1/1/2021	0601 MONTHLY RENT			\$62,208.00									\$11,995,899.47	
360	1/1/2021	0662 CHARGES IN LIEU OF TAXES			\$81,219.46									\$12,077,118.93	
361	1/1/2021	681 LATE CHARGES			\$179,005.37									\$12,256,124.30	
362	1/1/2021	0684 Late Fee Credits (late Charges December)			(\$179,005.37)									\$12,077,118.93	
363	2/1/2021	0601 MONTHLY RENT			\$62,208.00									\$12,139,326.93	
364	2/1/2021	0662 CHARGES IN LIEU OF TAXES			\$81,219.46									\$12,220,546.39	
365	2/1/2021	681 LATE CHARGES			\$181,156.78									\$12,401,703.17	
366	2/1/2021	0684 Late Fee Credits (late Charges January)			(\$181,156.78)									\$12,220,546.39	
367	3/1/2021	0601 MONTHLY RENT			\$62,208.00									\$12,282,754.39	
368	3/1/2021	0662 CHARGES IN LIEU OF TAXES			\$81,219.46									\$12,363,973.85	
369	3/1/2021	681 LATE CHARGES			\$183,308.20									\$12,547,282.05	

Row #	DATE	TRANSACTION NAME	MONTHLY RENT BILLED	PILOT BILLED	LATE CHARGES	PERCENTAGE RENT	WATER & SEWER	MONTHLY RENT PAYMENTS OR CREDITS			PERCENTAGE RENT PAYMENT AND CREDITS		RUNNING BALANCE	STIPULATION INTEREST	STIPULATION PAYMENTS
								PILOT PAYMENTS OR CREDITS	PILOT PAYMENTS OR CREDITS	PAYMENT AND CREDITS					
370	3/1/2021	0684 Late Fee Credits (late Charges February)			(\$183,308.20)									\$12,363,973.85	
371	4/1/2021	0601 MONTHLY RENT	\$62,208.00											\$12,426,181.85	
372	4/1/2021	0662 CHARGES IN LIEU OF TAXES		\$81,219.46										\$12,507,401.31	
373	4/1/2021	681 LATE CHARGES			\$185,459.61									\$12,692,860.92	
374	4/1/2021	0684 Late Fee Credits (late Charges March)			(\$185,459.61)									\$12,507,401.31	
375	5/1/2021	0601 MONTHLY RENT	\$62,208.00											\$12,569,609.31	
376	5/1/2021	0662 CHARGES IN LIEU OF TAXES		\$81,219.46										\$12,650,828.77	
377	5/1/2021	681 LATE CHARGES			\$187,611.02									\$12,838,439.79	
378	5/1/2021	0684 Late Fee Credits (late Charges April)			(\$187,611.02)									\$12,650,828.77	
379	6/1/2021	0601 MONTHLY RENT	\$62,208.00											\$12,713,036.77	
380	6/1/2021	0662 CHARGES IN LIEU OF TAXES		\$81,219.46										\$12,794,256.23	
381	6/1/2021	681 LATE CHARGES			\$189,762.43									\$12,984,018.66	
382	6/1/2021	0684 Late Fee Credits (late Charges May)			(\$189,762.43)									\$12,794,256.23	
383	7/1/2021	0601 MONTHLY RENT	\$62,208.00											\$12,856,464.23	
384	7/1/2021	0662 CHARGES IN LIEU OF TAXES		\$81,219.46										\$12,937,683.69	
385	7/1/2021	681 LATE CHARGES			\$191,913.84									\$13,129,597.53	
386	7/1/2021	0684 Late Fee Credits (late Charges June)			(\$191,913.84)									\$12,937,683.69	
387	8/1/2021	0601 MONTHLY RENT	\$62,208.00											\$12,999,891.69	
388	8/1/2021	0662 CHARGES IN LIEU OF TAXES		\$81,219.46										\$13,081,111.15	
389	8/1/2021	681 LATE CHARGES			\$194,065.26									\$13,275,176.41	
390	8/1/2021	0684 Late Fee Credits (late Charges July)			(\$194,065.26)									\$13,081,111.15	
391	9/1/2021	0601 MONTHLY RENT	\$62,208.00											\$13,143,319.15	
392	9/1/2021	0662 CHARGES IN LIEU OF TAXES		\$56,266.13										\$13,199,585.28	
393	9/1/2021	665 CREDIT REAL ESTATE												(\$49,906.66)	\$13,149,678.62
394	9/1/2021	681 LATE CHARGES			\$196,216.67									\$13,345,895.29	
395	9/1/2021	0684 Late Fee Credits (late Charges August)			(\$196,216.67)									\$13,149,678.62	
396	10/1/2021	0601 MONTHLY RENT	\$62,208.00											\$13,211,886.62	
397	10/1/2021	0662 CHARGES IN LIEU OF TAXES		\$56,266.13										\$13,268,152.75	
398	10/1/2021	681 LATE CHARGES			\$198,368.08									\$13,466,520.83	
399	10/1/2021	0684 Late Fee Credits (late Charges September)			(\$198,368.08)									\$13,268,152.75	
400	11/1/2021	0601 MONTHLY RENT	\$62,208.00											\$13,330,360.75	
401	11/1/2021	0662 CHARGES IN LIEU OF TAXES		\$56,266.13										\$13,386,626.88	
402	11/1/2021	681 LATE CHARGES			\$199,022.29									\$13,585,649.17	
403	11/1/2021	0684 Late Fee Credits (late Charges October)			(\$199,022.29)									\$13,386,626.88	
404	12/1/2021	0601 MONTHLY RENT	\$62,208.00											\$13,448,834.88	
405	12/1/2021	0662 CHARGES IN LIEU OF TAXES		\$56,266.13										\$13,505,101.01	
406	12/1/2021	681 LATE CHARGES			\$200,799.40									\$13,705,900.41	
407	12/1/2021	0684 Late Fee Credits (late Charges November)			(\$200,799.40)									\$13,505,101.01	
408	1/1/2022	0601 MONTHLY RENT	\$62,208.00											\$13,567,309.01	
409	1/1/2022	0662 CHARGES IN LIEU OF TAXES		\$56,266.13										\$13,623,575.14	
410	1/1/2022	681 LATE CHARGES			\$202,576.52									\$13,826,151.66	
411	1/1/2022	0684 Late Fee Credits (late Charges December)			(\$202,576.52)									\$13,623,575.14	
412	2/1/2022	0601 MONTHLY RENT	\$62,208.00											\$13,685,783.14	
413	2/1/2022	0662 CHARGES IN LIEU OF TAXES		\$56,266.13										\$13,742,049.27	
414	2/1/2022	681 LATE CHARGES			\$204,353.63									\$13,946,402.90	
415	2/1/2022	0684 Late Fee Credits (late Charges January)			(\$204,353.63)									\$13,742,049.27	
416	3/1/2022	0601 MONTHLY RENT	\$62,208.00											\$13,804,257.27	
417	3/1/2022	0662 CHARGES IN LIEU OF TAXES		\$56,266.13										\$13,860,523.40	
418	3/1/2022	681 LATE CHARGES			\$206,130.74									\$14,066,654.14	

TOTALS \$6,392,232.52 \$7,987,008.54 \$6,357,125.89 \$9,956.00 \$0.00 (\$3,801,184.90) (\$430,985.26) (\$9,956.00) \$16,504,196.79 \$8,748.28 (\$676,674.50)

RUNNING BALANCE CHARGES & PAYMENTS FROM 4-1-2014 TO 10-24-2022	\$16,504,196.79
PLUS: RUNNING BALANCE AS OF 3/31/2014	\$739,770.92
PLUS: STIPULATION INTEREST	\$8,748.28
LESS: STIPULATION PAYMENTS	<u>(\$676,674.50)</u>
RECONCILIATION WITH TENANT ACCOUNTING SYSTEM (TAS) BALANCE	\$16,576,041.49

TOTAL MONTHLY RENT BILLED	\$6,392,232.52
LESS: MONTHLY RENT PAYMENTS	<u>(\$3,801,184.90)</u>
OUTSTANDING MONTHLY RENT CHARGES	\$2,591,047.62

TOTAL PILOT BILLED	\$7,987,008.54
LESS: PILOT PAYMENTS AND CREDITS	(\$430,985.26)
OUTSTANDING PILOT CHARGES	\$7,556,023.28

TOTAL BASE RENT & PILOT DUE **\$10,147,070.90**

TOTAL BASE RENT, PILOT DUE & NET LATE CHARGES \$16,504,196.79

Total LATE FEE CREDITS Granted FOR COVID **(\$4,260,754.45)**

TOTAL LATE FEES OUTSTANDING (GROSS) **\$10,617,880.33**